

STATE BOUNDARY COMMISSION

1968 PA 191

CRITERIA QUESTIONNAIRE FOR ANNEXATION

**BOUNDARY COMMISSION QUESTIONS
FOR
DEVELOPING PUBLIC HEARING INFORMATION**

1. a) Why is annexation necessary or desirable at this time?

The territory proposed for annexation is owned entirely by petitioner Grand Ledge Oak Tree Village, LLC ("Oak Tree Village"), and consists of 8.48 acres directly to the south of the existing Independence Village site. Independence Village was annexed to the City of Grand Ledge by Order of the State Boundary Commission, dated September 9, 1999 in Docket #98-AP-7.

Annexation to the City of Grand Ledge is desirable so that Oak Tree (see attached)

b) Have you reviewed other alternatives that might accomplish your goals without annexation?

Alternatives to annexation have not been explored, because Oak Tree Village is not aware of any.

c) What are these alternatives?

n/a

d) Why were they rejected?

Not aware of any alternatives.

2. a) If annexation is accomplished, will the existing land use change?

No.

b) If yes, how will it change?

n/a

c) How soon can this change be expected?

n/a

3. a) What governmental services are currently being provided to the area proposed for annexation?

Water, sewer, fire protection, and police

b) From which jurisdiction?

Water and sewer are provided through the City of Grand Ledge (but billing is handled by the Township). Fire protection is provided by the Grand Ledge Area Emergency Services Authority. Police protection is provided by the Eaton County Sheriff's department.

4. a) What new or additional governmental services do you expect to be made available if the land is annexed?

No additional services will be available; however, water service would be provided at a significantly lower rate, and police protection would be provided by the Grand Ledge Police Department, as is currently the case in the Independence Village portion of this development.

b) Are these services available without annexation?

No.

c) From which jurisdiction?

City of Grand Ledge

d) Under what conditions?

Water rates for township residents are double those for City residents.
City police protection is not available in the Township.

5. If the annexation were approved, what would be the impact on the city, the township, and the greater community?

There would be increased tax revenue to the City, and decreased tax revenue to the Township. Also, Oak Tree Village and its adjoining community, Independence Village, would receive the same police protection from GLPD, and Oak Tree Village would receive water at a lower rate.

6. If the annexation were denied, what would be the impact on the city, the township, and the greater community?

The Oak Tree Village / Independence Village community would continue to be fragmented, particularly with regard to police protection. Oak Tree would continue to pay significantly higher water rates.

SUBMITTED OR PREPARED BY:

Kevin J. Roragen for Oak Tree Village

Print Name

Kevin Roragen

Signature

March 28, 2008

Date

BOUNDARY COMMISSION QUESTIONS
FOR
DEVELOPING PUBLIC HEARING INFORMATION

Docket #07-AP-7 / Annexation

1. a) continued

Village can obtain public sewer and water services at a significantly reduced cost. The City has the capacity and capability to provide such services. The Township does not provide water and sewer except through agreement with the City. Provision of City water and sewer services is consistent with surrounding land use patterns. Annexation will not result in a substantial reduction of the Township's tax base, and represents the best alternative relative to the provision of municipal services in the area. Annexation is also in the best interest of public safety, as it will provide for City of Grand Ledge Police protection. The Township does not have or provide police services, except through the County Sheriff.